





BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

Date: August 30, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Fawcett

SUBJECT: Z. A. C. Comments

Z. A. C. MEETING DATE: July 30, 1991

This office has no comments for item numbers 505,  
3, 9, 10, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 30 and 31.

*Rahee J. Fawcett*  
Rahee J. Fawcett  
Traffic Engineer II

RJF:bza

12-18 9/4/91

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 16, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Walker Property, Item No. 505  
Parsons Property, Item No. 9  
Donovan Property, Item No. 10  
Wolf Property, Item No. 17  
Pearson Property, Item No. 19  
Stiffler Property, Item No. 22  
Folts Property, Item No. 24  
Welchhor Property, Item No. 25  
Faulkner Property, Item No. 27  
McJilton Property, Item No. 32  
Horne Property, Item No. 33  
Elsnic Property, Item No. 38  
Mugrage Property, Item No. 39  
Copeland Property, Item No. 42  
Eckert Property, Item No. 44  
Hartel Property, Item No. 50  
Simbel/Gaffney Property, Item No. 51

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat

NUMEROUS.ITW/ZAC1



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

August 5, 1991

Mr. & Mrs. Richard S. Wolf  
2540 Lodge Forest Drive  
Baltimore, MD 21219

RE: Item No. 17, Case No. 92-11-A  
Petitioner: Richard S. Wolf, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Wolf:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw  
Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

August 5, 1991

Your petition has been received and accepted for filing this 15th day of July, 1991.

ARNOLD JARLOM  
DIRECTOR

Received By:  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Richard S. Wolf  
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jarlom, Director DATE: August 1, 1991  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.  
Zoning Advisory Committee Meeting  
For July 30, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 100, 3, 7, 9, 10, 17, 18, 19, 21, 22, 23, 24, 27, 28 and 31.

For Item 10, the extension of public water, sewer and paving may be required, prior to issuance of a building permit for this lot.

For Item 18, the previous County Review Group comments are still applicable.

Robert W. Bowling, P.E., Chief  
Developers Engineering Division

RWB:1

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1574 Date of Posting: 8/2/91

Posted for: Richard S. Wolf, et ux

Petitioner: Richard S. Wolf, et ux

Location of property: 2540 Lodge Forest Drive, Baltimore, Maryland 21219

Location of Sign: 2540 Lodge Forest Drive, Baltimore, Maryland 21219

Remarks: 1/1/91

Posted by: J. J. Stephens

Number of Signs: 1

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

July 25, 1991

Richard S. and Linda Wolf  
2540 Lodge Forest Drive  
Baltimore, Maryland 21219

Re: CASE NUMBER: 92-11-A  
LOCATION: W/S Lodge Forest Drive, 210' S of c/l Sparrows Point Boulevard  
2540 Lodge Forest Drive

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 4, 1991. The closing date is August 19, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,  
J. J. Stephens  
(301) 887-3391

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
August 15, 1991

TO: ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 117  
PROPERTY OWNER: Richard S. Wolf, et ux  
LOCATION: W/S Lodge Forest Drive, 210' S of centerline Sparrows Point Blvd., (#2540 Lodge Forest Dr.)  
ELECTION DISTRICT: 15th  
COUNCILMANIC DISTRICT: 36th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

( ) PARKING LOCATION ( ) RAMPS (degree slope)  
( ) NUMBER PARKING SPACES ( ) CURB CUTS  
( ) BUILDING ACCESS ( ) SIGNAGE

( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

( ) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS. SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).

( ) OTHER -

PERMITS MAY BE APPLIED FOR 3 ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91